

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

REVISED

Adding Item #16

**CRA/LA SPECIAL MEETING AGENDA
MAY 20, 2010**

This Agenda was posted on or before Friday, May 14, 2010 at 5:00 p.m., at 354 South Spring Street in the Main Lobby, as well as the 6th and 8th Floor Lobbies. Copies of this Agenda will be available at the CRA/LA Records Department on the 5th floor.

CRA/LA'S AGENDA AVAILABLE ON LA CITYLINK COMPUTER BULLETIN BOARD SYSTEM (TEL: 213 237-0974) AND THE CRA/LA'S WEB SITE ON CITY'S WORLD WIDE WEB HOME PAGE SITE ON THE INTERNET AT <http://www.cityofla.org/CRA>

PLEASE NOTE CHANGE IN LOCATION
10:00 A.M.

**Nate Holden Performing Arts Center
4718 West Washington Boulevard
Los Angeles, California 90016**

Board meeting to consider Agenda Items

Board of Commissioners

Bruce D. Ackerman, Chairman
Madeline Janis, Vice Chair
Joan Ling, Treasurer
Dr. Lula Ballton
Kenneth H. Fearn
Alejandro Ortiz
David Sickler

Calvin E. Hollis, Interim Chief Executive Officer

Accommodations such as sign language interpretation and translation services can be provided upon 72 hours notice. Contact Aurora Fernandez @ (213) 977-1803.

Rules for Public Participation have been provided on the reverse side of this page.

ROLL CALL

CONSENT ITEMS**MINUTES**

1. APPROVAL OF MINUTES OF MAY 6, 2010

DOWNTOWN REGION

2. REDUCTION OF EIGHT MODERATE-INCOME HOUSING UNITS, RECORDATION OF NEW FIFTY-FIVE YEAR COVENANTS AND APPROVAL OF REPLACEMENT HOUSING PLAN FOR THE SIMONE HOTEL LOCATED AT 520 SOUTH SAN JULIAN STREET TO ALLOW FOR ONSITE SUPPORTIVE SERVICES IN THE CITY CENTER REDEVELOPMENT PROJECT AREA (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Lillian Burkenheim / David Neubecker

HOLLYWOOD & CENTRAL REGION

3. ADOPT FINDINGS OF BENEFIT AND AUTHORIZATION TO INCREASE EXPENDITURES FROM \$200,000 TO UP TO \$375,000 FOR THE CONSTRUCTION OF A PUBLIC PARK ON CRA/LA-OWNED LAND LOCATED AT 1015 S. WILTON PLACE IN THE WILSHIRE CENTER/KOREATOWN RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson, Jr. – CD #10)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Caroline Sim
4. LOAN AGREEMENT FOR \$225,000 WITH WARD ECONOMIC DEVELOPMENT CORPORATION TO ASSIST WITH FIRE, LIFE AND SAFETY IMPROVEMENTS TO THE TUELYN TERRACE AFFORDABLE HOUSING PROJECT, LOCATED AT 1250 S. WESTERN AVENUE IN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson, Jr. – CD #10)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Caroline Sim

LA HARBOR REGION

5. AUTHORIZATION TO ACQUIRE REAL PROPERTY LOCATED AT 303 PACIFIC AVENUE IN SAN PEDRO FROM TONG M. SUHR AND HEY JOO SUHR IN AN AMOUNT NOT TO EXCEED THE APPRAISED VALUE OF \$880,000 (Councilmember Hahn – CD #15)
Presenters: Barron McCoy / David L. Conrad

SOUTH LA REGION

6. AUTHORIZATION TO EXECUTE A SECOND AMENDMENT TO THE EXISTING LEASE AGREEMENT WITH BAKEWELL-HAWTHORNE, LLC TO EXERCISE THE OPTION TO EXTEND THE TERM FOR ONE YEAR AND REDUCE THE REGIONAL OFFICE SPACE WITH A CORRESPONDING REDUCTION IN RENT FOR THE BROADWAY / MANCHESTER RECOVERY, CRENSHAW, CRENSHAW / SLAUSON RECOVERY, EXPOSITION / UNIVERSITY PARK, NORMANDIE 5, VERMONT / MANCHESTER RECOVERY AND WESTERN/SLAUSON RECOVERY REDEVELOPMENT PROJECT AREAS (Councilmembers Parks, Perry, Wesson, Jr. - CD #8, #9, #10)
Presenters: Carolyn Hull / William Chun / Philip Tondreault

GENERAL

7. ESTABLISHMENT OF AN AGENCYWIDE COMMUNITY MARKET CONVERSION PROGRAM (Councilmembers #1 - #15)
Presenters: Donald R. Spivack / Jenna Gulager
8. COOPERATION AGREEMENT WITH THE CITY OF LOS ANGELES, DEPARTMENT OF GENERAL SERVICES, ASSET MANAGEMENT DIVISION FOR THE PROVISION OF AS-NEEDED PROFESSIONAL REAL ESTATE SERVICES IN AN AMOUNT NOT TO EXCEED \$3,000,000 AND FOR ACQUISITION OF REAL PROPERTY IN AN AMOUNT NOT TO EXCEED \$7,000,000 FOR A THREE-YEAR PERIOD WITH TWO ONE-YEAR OPTIONS IN VARIOUS CRA/LA REDEVELOPMENT PROJECT AREAS
Presenters: Donald R. Spivack / Jay Shih / Dan Weissman
9. COOPERATION AGREEMENT WITH THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING (BOE) IN AN AMOUNT NOT TO EXCEED \$2,000,000 FROM CRA/LA TO BOE TO PROVIDE PROFESSIONAL CONSULTING SERVICES FOR AN INITIAL THREE-YEAR PERIOD WITH TWO ONE-YEAR OPTIONS TO EXTEND IN VARIOUS CRA/LA REDEVELOPMENT PROJECT AREAS AND RELATED BUDGET ACTIONS
Presenters: Donald R. Spivack / Jay Shih / Dan Weissman

PUBLIC HEARINGS**HOLLYWOOD & CENTRAL REGION**

10. PUBLIC HEARING ON THE PROPOSED FIVE-YEAR IMPLEMENTATION PLAN (FY2011-FY2015) AND ADOPTION OF THE IMPLEMENTATION PLAN BY RESOLUTION FOR THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson, Jr. – CD #10)
Presenters: Leslie Lambert / Michelle Banks-Ordone

L.A. HARBOR REGION

11. PUBLIC HEARING TO HEAR TESTIMONY OF ALL INTERESTED PARTIES FOR THE PURPOSE OF REVIEWING THE REDEVELOPMENT PLAN AND THE CORRESPONDING IMPLEMENTATION PLAN FOR THE PACIFIC CORRIDOR REDEVELOPMENT PROJECT AREA AND EVALUATING THE PROGRESS OF THE REDEVELOPMENT PROJECT AREA (Councilmember Hahn – CD #15)
Presenters: Barron McCoy / Walter Beaumont

ACTION ITEMS**DOWNTOWN REGION**

12. APPROVAL OF FINAL CONSTRUCTION DOCUMENTS FOR THE CIVIC PARK, A COMPONENT OF THE MIXED-USE GRAND AVENUE PROJECT LOCATED BETWEEN GRAND AVENUE, SPRING STREET, TEMPLE STREET, AND 1ST STREET IN THE BUNKER HILL AND AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREAS (Councilmember Perry – CD #9)
Presenters: David Riccitiello / Len Betz

HOLLYWOOD & CENTRAL REGION

13. SECOND AMENDMENT TO OWNER PARTICIPATION AGREEMENT WITH CIM/PICO, L.P., TO PROVIDE UP TO AN ADDITIONAL \$2,000,000 (FROM A TOTAL OF \$14,322,000 TO \$16,322,000, PLUS INTEREST, OF CRA/LA FINANCIAL ASSISTANCE IN VARIOUS FORMS) FOR THE MIDTOWN CROSSING PROJECT LOCATED AT 4550-4650 WEST PICO BOULEVARD IN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson, Jr. – CD #10)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Dan Kahn
14. OWNER PARTICIPATION AGREEMENT WITH DISTRICT SQUARE, LLC, TO PLEDGE FUTURE CRA/LA FUNDS IN THE FORM OF A PROMISSORY NOTE IN THE PRINCIPAL AMOUNT OF UP TO \$6,500,000 (PLUS INTEREST) FOR THE DISTRICT SQUARE RETAIL DEVELOPMENT LOCATED AT 3570-3670 CRENSHAW BOULEVARD IN THE MID-CITY RECOVERY REDEVELOPMENT PROJECT AREA (Councilmember Wesson, Jr. – CD #10)
Presenters: Leslie Lambert / Michelle Banks-Ordone / Diana Cardenas / Dan Kahn

ORAL PRESENTATION

15. ORAL PRESENTATION BY URBAN LAND INSTITUTE ADVISORY PANEL TO REVIEW AND STUDY THE PROPOSED CLEAN TECH CORRIDOR, PORTIONS OF WHICH ARE LOCATED IN THE ADELANTE EASTSIDE, CENTRAL INDUSTRIAL AND CHINATOWN REDEVELOPMENT PROJECT AREAS (Councilmembers Reyes, Perry, Huizar, CD #1, #9, #14)
Presenters: David Riccitiello / Len Betz / Sharon Gi

GENERAL

- *16. APPROVAL OF AN ANNUAL SALARY OF \$223,256 AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT WITH CHRISTINE ESSEL AS THE CHIEF EXECUTIVE OFFICER/AGENCY ADMINISTRATOR
Presenter: Bruce D. Ackerman
17. CHIEF EXECUTIVE OFFICER'S REPORT
18. CHAIRPERSON'S REPORT
19. COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

PUBLIC COMMENT

20. Speaker's form must be filled out and submitted to the Secretary prior to the beginning of Public Comment. Each speaker is limited to 2 minutes unless a time extension is allowed. Members of the public may address any item of interest within the subject matter jurisdiction of the Board.

CLOSED SESSION ITEMS

21. (A) ANTICIPATED LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(b) in order for the Board to confer with its legal counsel regarding two (2) matters of anticipated litigation.

(B) PENDING LITIGATION: This Closed Session is being held pursuant to Government Code Section 54956.9(a) in order for the Board to confer with its legal counsel regarding:

- (1) CRA/LA v. Kramer Metals, Inc., et al. (Los Angeles Superior Court No. BC318563, Court of Appeal No. B208726)
- (2) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS113612)
- (3) Kramer Metals, Inc., M&A Gabae v. CRA/LA (Los Angeles Superior Court No. BS116648)
- (4) South Central Farmers Action Fund, Kramer Metals, Inc., M&A Gabae v. City of Los Angeles, ex rel. CRA/LA (Los Angeles Superior Court No. BS117561);
- (5) Kimber Livingston v. CA/LA, et al. (Los Angeles Superior Court No. 09K23935)

(C) CONFERENCE WITH LABOR NEGOTIATORS: This Closed Session is held pursuant to Government Code Section 54957.6 in order for the Board to provide direction to its designated representatives regarding an early retirement benefits package for employees represented by the American Federation of State, County and Municipal Employees Local Nos. 164, 585, 1890 and 2204. Agency Designated Representatives: Calvin E. Hollis, Steve Valenzuela, Patricia Francisco, Errol Griffin.

(D) CONFERENCE WITH LABOR NEGOTIATOR: This Closed Session is being held pursuant to Government Code Section 54957.6 in order for the Board to provide direction to its designated representative regarding the negotiation of compensation related to the position of Chief Executive Officer/Agency Administrator. Agency Designated Representative: Bruce Ackerman.

ADJOURNMENT